



To arrange a viewing  
please call 01908 675747

\*\*\* OFFERED CHAIN FREE \*\*\* Within WALKING DISTANCE of CMK RAIL STATION and SHOPPING, this TWO BEDROOM home benefits from a PRIVATE REAR GARDEN, SINGLE GARAGE and DRIVEWAY PARKING. An IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY.

- Great Location
- Close Proximity to Central Milton Keynes
- Two Bedrooms
- Garage
- Off Road Parking

### LOCATION: OLDBROOK

Oldbrook is situated within close proximity of Milton Keynes shopping centre and Central Railway Station. The school in the area is Oldbrook First School with Meadfurlong Middle School, St. Pauls Catholic High School, Milton Keynes Academy and Milton Keynes College close by. The area has a sports and social club which manages the Oldbrook Green. This stretch of pleasant parkland is enjoyed and used by both residents and sports groups and has its own pavilion. Oldbrook is well served by shops and has two day nurseries within the area.

### Ground Floor

### Entrance Hall

### Kitchen

9'1" x 6'5"

### Living Room

13'7" x 10'8"

### First Floor

### Bedroom 1

9'3" x 8'4" plus 1'1" x 1'1"

### Bedroom 2

12'5" x 7'3"

### Bathroom

6'0" (19'8" x 3'3") x 5'9"

### Garage

13'7" x 8'7"

### Tenure

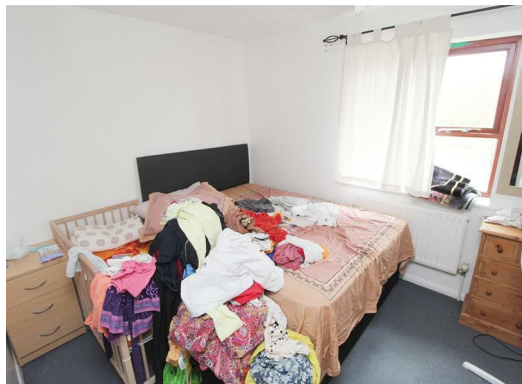
Freehold

### Notice:

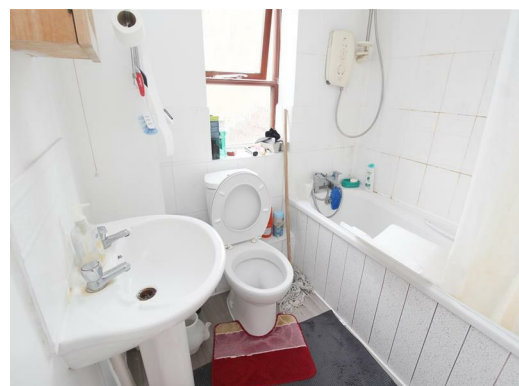
Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyer to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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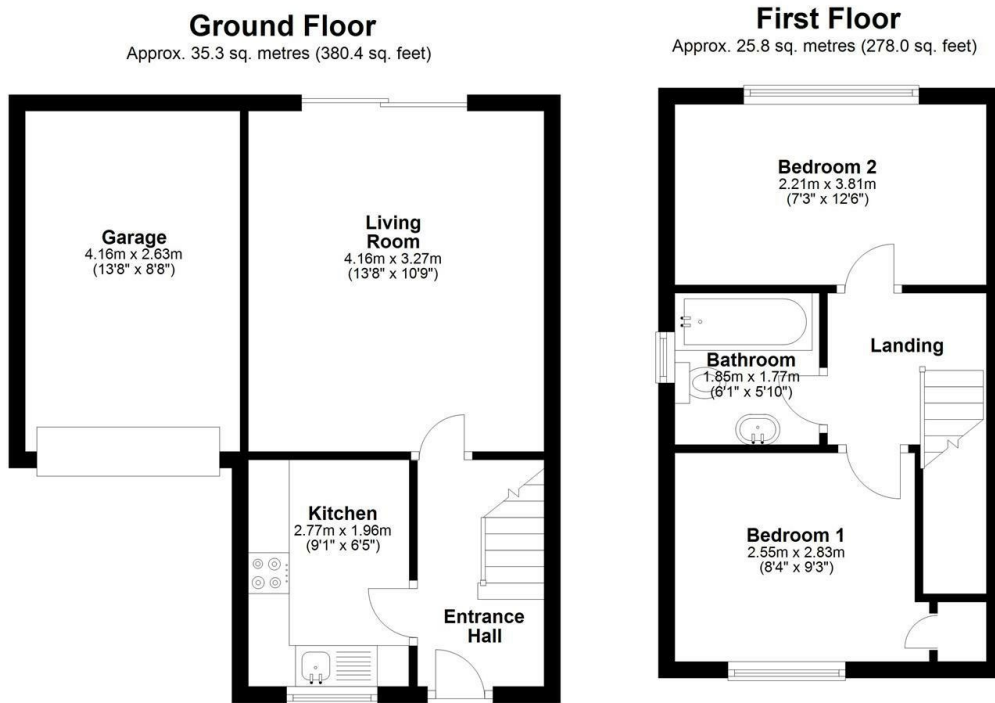


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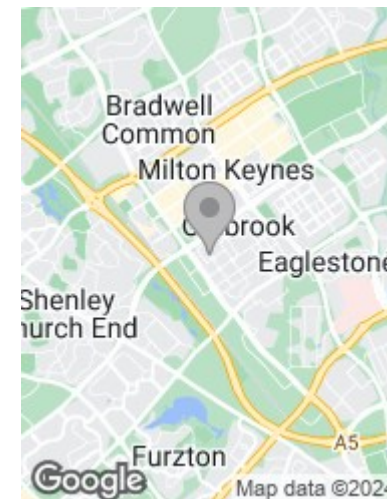


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Total area: approx. 61.2 sq. metres (658.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

